

**City of Greensboro Planning Department  
Zoning Staff Report  
July 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** B  
**Location:** 2522 McKnight Mill Road (East side of McKnight Mill Road opposite the intersection with Taylorcrest Road)

**Applicant:** Josephine Vineberg  
**Owner:** Josephine Vineberg

**From:** County GB  
**To:** City CD-RS-5

**Conditions:** 1) Property to be developed in conjunction with and under the same conditions as the property to the north and east (Rezoning Case CD-RS-5 #3433).

SITE INFORMATION	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	0.219
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Moderate Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	S&T Automotive	Co. GB
<i>South</i>	Single Family Dwelling	Co. RS-30
<i>East</i>	Undeveloped	CD-RS-5
<i>West</i>	Single Family Dwellings	Co. RS-30

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
N/A		

<b>DIFFERENCES BETWEEN GB (EXISTING) AND CD-RS-5 (PROPOSED) ZONING DISTRICTS</b>
<b>GB:</b> Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
<b>CD-RS-5:</b> Primarily intended to accommodate high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 7.0 units per acre or less. This property would be developed under the same conditions as CD-RS-5 (#3433) which limits use to single family residential dwellings, establishes a maximum of 260 dwellings, and requires there be only one access point on McKnight Mill Road and only one access point on Hines Chapel Road.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	McKnight Mill Road – Minor Thoroughfare, Taylorcrest Road – Collector Street.
<b>Site Access</b>	One proposed access to align opposite of Taylorcrest Road. All access points must be built to the City of Greensboro and NCDOT standards.
<b>Traffic Counts</b>	McKnight Mill Road ADT = 3,800, Hines Chapel Road ADT = 1,600.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Moderate Residential (6-12 d.u./acre):* This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

*Tier One (Current Growth Area):* Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The 50-acre tract to the north and east of the subject property was annexed into the city on May 31, 2006. Original zoning of CD-RS-5 was established at that time for this Thornton Subdivision. In the previous staff report for that action, it was pointed out that the developer was proposing an access to McKnight Mill Road that would create offset intersections with both Desmond Drive and Taylorcrest Road. Neither GDOT nor NCDOT recommended creating offset intersections that would create future safety and operational issues. The recommendation was that the developer acquire additional property that would allow for a public street access to align opposite either Taylorcrest Road or Desmond Drive. The subject property addresses that recommendation by providing the alignment with Taylorcrest Road.

This property is within the Tier One Growth Area on the Growth Strategy Map of Connections 2025. This request is compatible with the Moderate Residential land use classification on the Generalized Future Land Use Map.

There is a 30-inch City water line along McKnight Mill Road and a sewer line is to be extended to this property by the Thornton Subdivision.

This request is consistent with the Housing and Neighborhoods Goal as described above. Furthermore, this proposal meets Comprehensive Plan policies of promoting mixed-income neighborhoods, promoting diversification of new housing stock, and promoting compact development.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.